

FERGUSON ROAD

EASEMENT NO. 12

AREA A
NO. 5

LEASEMENT
NO. 11

AREA NO. 3

AREA NO. 1

EASEMENT

WINTERS ROAD

LINE LEGEND

— — — — — AREA PROPERTY LINE
— — — — — RUNWAYS ROADS & RAILROAD

—E— EASEMENTS
—R.E.— F.A.A. REQUIRED EASEMENTS

EASEMENTS

NO	DESCRIPTION	EASEMENT	LAND	ACRES
		OWNED BY	OWNED BY	
1	CLEAR ZONE	CITY OF INDIANA	WOKO/KNOX GOLF	1.07
2	CLEAR ZONE	CITY OF INDIANA	1. M. J. SWANK	3.77
3	CLEAR ZONE APPR. LIGHT	CITY OF INDIANA	1. SWANK	32.50
4	CLEAR ZONE APPR. LIGHT	CITY OF INDIANA	1. H. HAINNA	1.55
5	CLEAR ZONE APPR. LIGHT	CITY OF INDIANA	1. H. HAINNA	1.55
6	CLEAR ZONE	CITY OF INDIANA	1. GIBBER	6.11
7	APPR. LIGHT EASEMENT	FEDERAL GOVERNMENT	1. CROWL & KOOHLINGER	30.95
8	APPR. LIGHT EASEMENT	CITY OF INDIANA	1. CROWL & KOOHLINGER	15.39
9	CLEAR ZONE APPR. LIGHT	CITY OF INDIANA	1. KOHLINGER	23.83
10	CLEAR ZONE APPR. LIGHT	CITY OF INDIANA	1. STATE OF INDIANA	23.83
11	CLEAR ZONE	CITY OF INDIANA	1. FOGWELL	52.86

OWNERSHIP		
AREA	OWNER	ACRE
CITY OF	CITY OF FT. WAYNE	876.12
	CITY OF FT. WAYNE	9.92
	CITY OF FT. WAYNE	72.09
	CITY OF FT. WAYNE	1.10
	CITY OF FT. WAYNE	1.52
	CITY OF FT. WAYNE	30.03
	CITY OF FT. WAYNE	5.41
STATE OF	STATE OF INDIANA	13.10
	STATE OF INDIANA	16.72

DESCRIPTION	ACRES
AREA NO. 5	15.52
AREA NO. 6	30.00
EASEMENT NO. 8	12.58
EASEMENT NO. 9	12.39

ROAD CLOSING DAMAGES	
NAME	AMOUNT
MOTZ	\$ 3,100
MAGSAM	\$ 1,500
TAYLOR	\$ 5,500
DAFFORN	\$ 3,500
KUMFER	\$ 750
KOEHLINGER	\$ 3,850

NO. _____ REVISIONS _____ BY APP. DATE _____

PROPERTY MAP

BAER FIELD
FORT WAYNE, INDIANA

W A DARLING & ASSOCIATES
FORT WAYNE, INDIANA

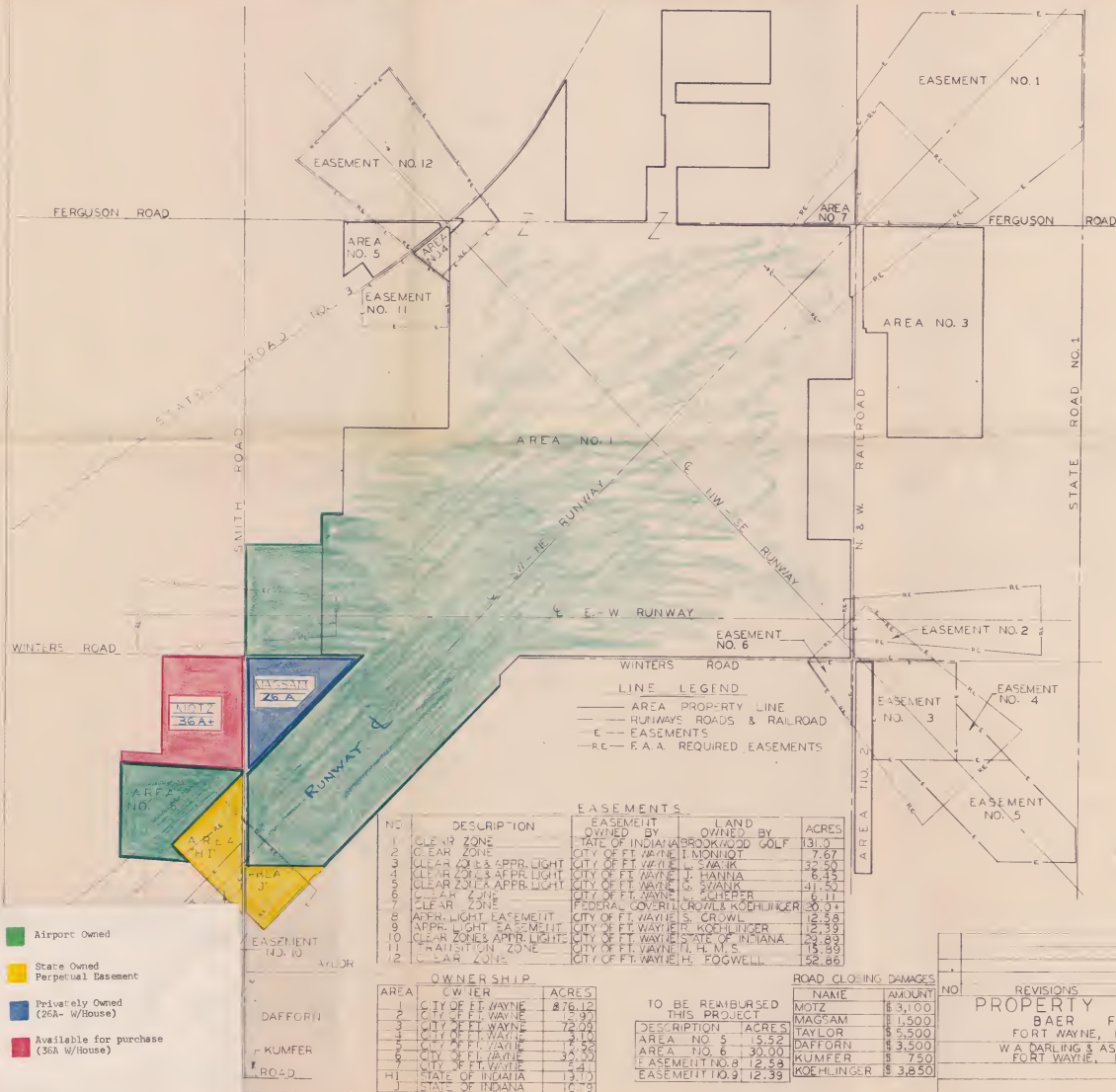
5/25/70

- ①  Airport Owned
- ②  State Owned
Perpetual Easement
- ③  Privately Owned
(26A- w/House)
- ④  Available for purchase
(36A w/House)

A-73-07-06

A-73-07-06

- ① Airport Owned
 ② State Owned
 ③ Privately Owned
 ④ Available for purchase
 (36A W/house)



LINE LEGEND
 — AREA PROPERTY LINE
 — RUNWAYS ROADS & RAILROAD
 — EASEMENTS
 — F.A.A. REQUIRED EASEMENTS

EASEMENTS

NO.	DESCRIPTION	OWNED BY	LAND OWNED BY	ACRES
1	CLEAR ZONE	STATE OF INDIANA	BROOKWOOD GOLF	131.0
2	CLEAR ZONE	CITY OF FT. WAYNE	UNKNOWN	7.67
3	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	UNKNOWN	32.50
4	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	J. HANNA	6.15
5	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	UNKNOWN	41.52
6	CLEAR ZONE	FEDERAL GOVERNMENT	COEHLINGER	8.11
7	APPR. LIGHT EASEMENT	CITY OF FT. WAYNE	S. GROWL	16.98
8	APPR. LIGHT EASEMENT	CITY OF FT. WAYNE	COEHLINGER	16.98
9	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	STATE OF INDIANA	24.83
10	RAILROAD ZONE	CITY OF FT. WAYNE	H. M. S.	13.89
11	RAILROAD ZONE	CITY OF FT. WAYNE	H. FOGWELL	52.86

AREA	OWNER	ACRES
1	CITY OF FT. WAYNE	876.12
2	CITY OF FT. WAYNE	72.00
3	CITY OF FT. WAYNE	72.00
4	CITY OF FT. WAYNE	31.0
5	CITY OF FT. WAYNE	31.58
6	CITY OF FT. WAYNE	31.58
7	CITY OF FT. WAYNE	4.1
8	STATE OF INDIANA	16.9

TO BE REIMBURSED
THIS PROJECT

DESCRIPTION	ACRES
AREA NO. 5	5.52
AREA NO. 6	30.00
EASEMENT NO. 8	12.58
EASEMENT NO. 9	12.39

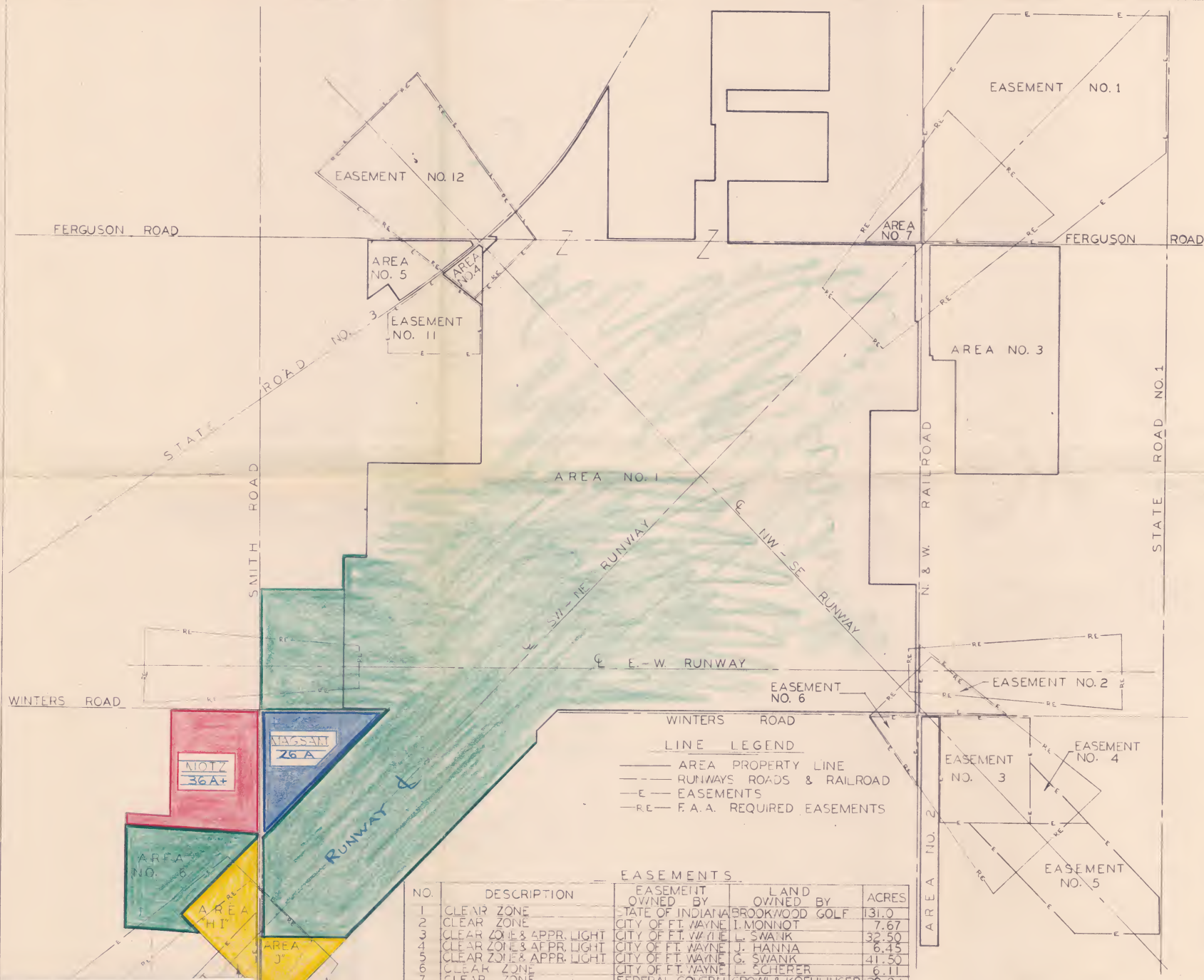
ROAD CLOSING DAMAGES

NAME	AMOUNT
MOTZ	\$3,100
MAGSAM	\$1,500
TAYLOR	\$5,500
DAFFORN	\$3,500
KUMPER	\$750
KOEHLINGER	\$3,850

NO. _____
 REVISIONS _____ BY APP. DATE _____
PROPERTY MAP
 BAER FIELD
 FORT WAYNE, INDIANA
 W. A. DARLING & ASSOCIATES
 FORT WAYNE, INDIANA

5/25/70

A-73-07-06



LINE LEGEND
 — AREA PROPERTY LINE
 — RUNWAYS ROADS & RAILROAD
 — E EASEMENTS
 — RE F.A.A. REQUIRED EASEMENTS

EASEMENTS			
NO.	DESCRIPTION	EASEMENT OWNED BY	LAND OWNED BY
1	CLEAR ZONE	STATE OF INDIANA	BROOKWOOD GOLF
2	CLEAR ZONE	CITY OF FT. WAYNE	I. MONNOT
3	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	L. SWANK
4	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	J. HANNA
5	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	G. SWANK
6	CLEAR ZONE	CITY OF FT. WAYNE	L. SCHERER
7	CLEAR ZONE	FEDERAL GOVERNMENT	CROWL & KOEHLINGER
8	APPR. LIGHT EASEMENT	CITY OF FT. WAYNE	S. CROWL
9	APPR. LIGHT EASEMENT	CITY OF FT. WAYNE	R. KOEHLINGER
10	CLEAR ZONE & APPR. LIGHTS	CITY OF FT. WAYNE	STATE OF INDIANA
11	TRANSITION ZONE	CITY OF FT. WAYNE	N. H. M. S.
12	CLEAR ZONE	CITY OF FT. WAYNE	H. FOGWELL
			ACRES
			131.0
			7.67
			32.50
			6.45
			41.50
			6.11
			20.0+
			12.58
			12.39
			29.89
			15.89
			52.86

OWNERSHIP		
AREA	OWNER	ACRES
1	CITY OF FT. WAYNE	876.12
2	CITY OF FT. WAYNE	12.90
3	CITY OF FT. WAYNE	72.08
4	CITY OF FT. WAYNE	12.10
5	CITY OF FT. WAYNE	12.52
6	CITY OF FT. WAYNE	30.00
7	CITY OF FT. WAYNE	6.41
H1	STATE OF INDIANA	19.10
J	STATE OF INDIANA	10.79

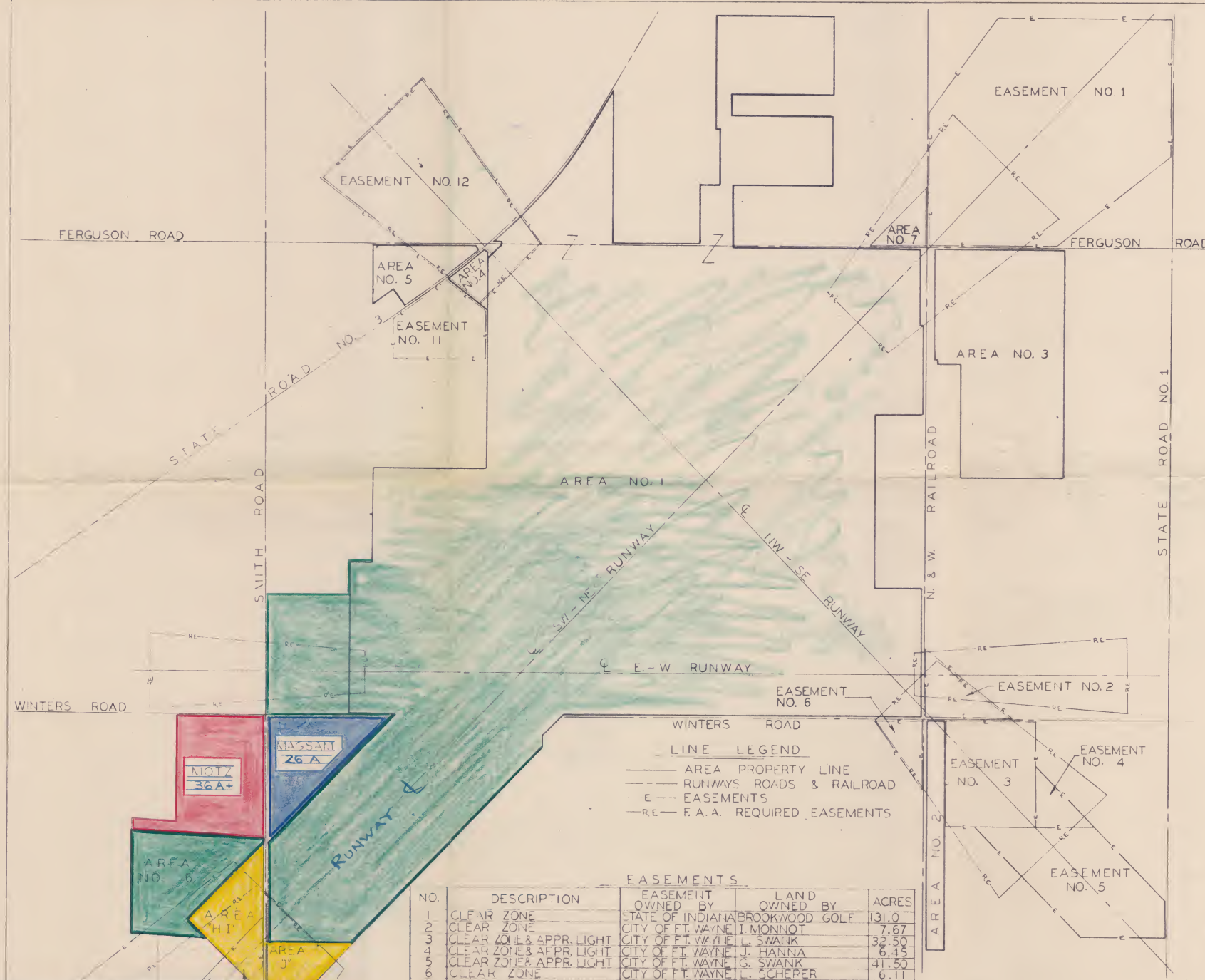
TO BE REIMBURSED THIS PROJECT	
DESCRIPTION	ACRES
AREA NO. 5	15.52
AREA NO. 6	30.00
EASEMENT NO. 8	12.58
EASEMENT NO. 9	12.39

ROAD CLOSING DAMAGES	
NAME	AMOUNT
MOTZ	\$ 3,100
MAGSAM	\$ 1,500
TAYLOR	\$ 5,500
DAFFORN	\$ 3,500
KUMFER	\$ 750
KOEHLINGER	\$ 3,850

NO.	REVISIONS	BY	APP.	DATE
PROPERTY MAP				
BAER FIELD				
FORT WAYNE, INDIANA				
W A DARLING & ASSOCIATES				
FORT WAYNE, INDIANA				
				5/25/70

- ① Airport Owned
- ② State Owned Perpetual Easement
- ③ Privately Owned (26A- W/House)
- ④ Available for purchase (36A W/House)

A-73-07-06



LINE LEGEND
 — AREA PROPERTY LINE
 --- RUNWAYS, ROADS & RAILROAD
 —E— EASEMENTS
 —RE— F.A.A. REQUIRED EASEMENTS

EASEMENTS				
NO.	DESCRIPTION	EASEMENT OWNED BY	LAND OWNED BY	ACRES
1	CLEAR ZONE	STATE OF INDIANA	BROOKWOOD GOLF	131.0
2	CLEAR ZONE	CITY OF FT. WAYNE	I. MONNOT	7.67
3	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	L. SWANK	32.50
4	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	J. HANNA	6.45
5	CLEAR ZONE & APPR. LIGHT	CITY OF FT. WAYNE	G. SWANK	41.50
6	CLEAR ZONE	CITY OF FT. WAYNE	L. SCHERER	6.11
7	CLEAR ZONE	FEDERAL GOVERNMENT	CROWL & KOEHLINGER	20.04
8	APPR. LIGHT EASEMENT	CITY OF FT. WAYNE	S. CROWL	12.58
9	APPR. LIGHT EASEMENT	CITY OF FT. WAYNE	R. KOEHLINGER	12.39
10	CLEAR ZONE & APPR. LIGHTS	CITY OF FT. WAYNE	STATE OF INDIANA	29.89
11	TRANSITION ZONE	CITY OF FT. WAYNE	N. H. M. S.	15.89
12	CLEAR ZONE	CITY OF FT. WAYNE	H. FOGWELL	52.86

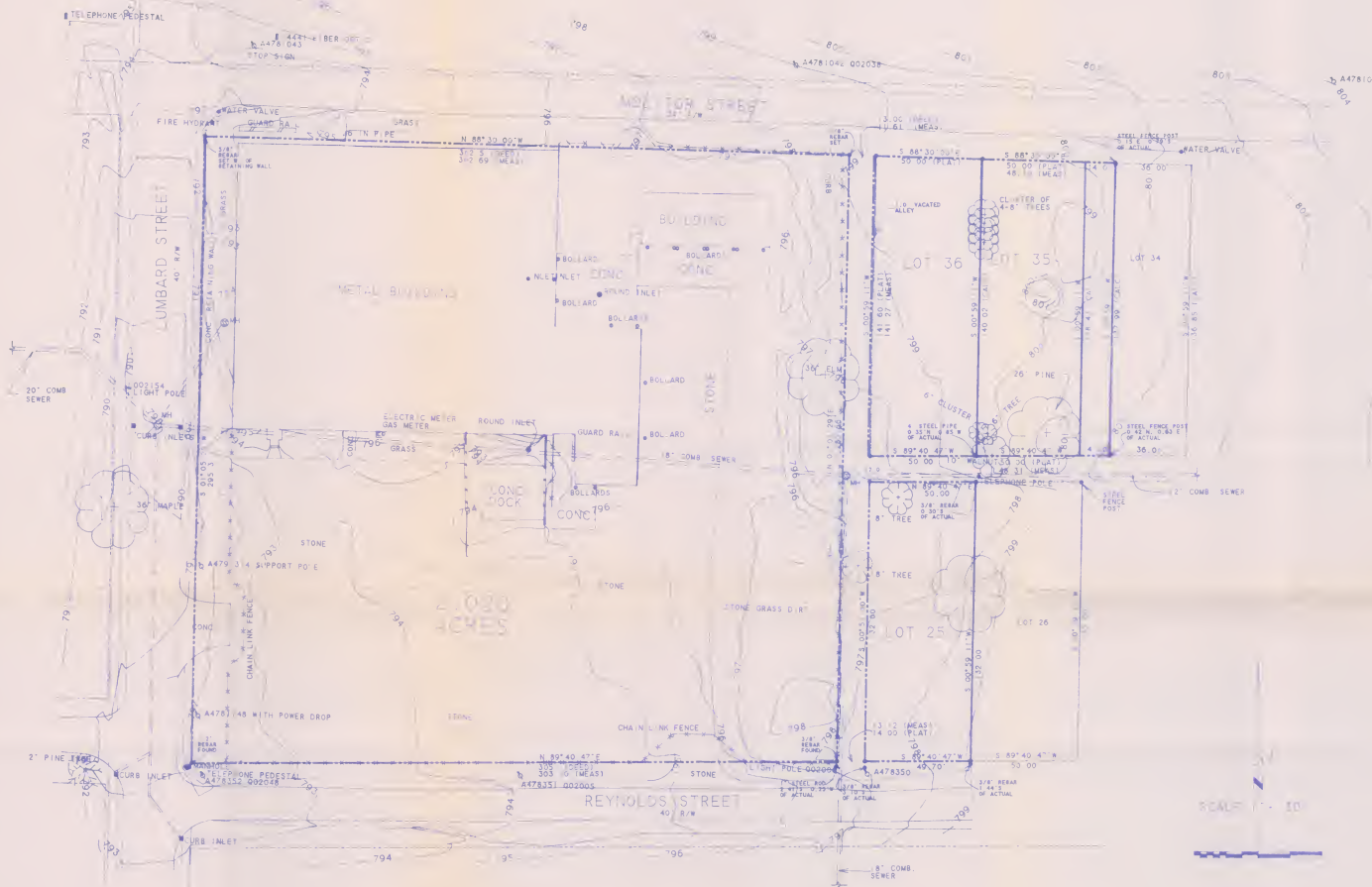
OWNERSHIP		
AREA	OWNER	ACRES
1	CITY OF FT. WAYNE	876.12
2	CITY OF FT. WAYNE	2.90
3	CITY OF FT. WAYNE	72.09
4	CITY OF FT. WAYNE	3.10
5	CITY OF FT. WAYNE	12.52
6	CITY OF FT. WAYNE	30.00
7	CITY OF FT. WAYNE	5.41
8	CITY OF FT. WAYNE	13.10
9	CITY OF FT. WAYNE	10.79

TO BE REIMBURSED THIS PROJECT	
DESCRIPTION	ACRES
AREA NO. 5	15.52
AREA NO. 6	30.00
EASEMENT NO. 8	12.58
EASEMENT NO. 9	12.39

ROAD CLOSING DAMAGES	
NAME	AMOUNT
MOTZ	\$3,100
MAGSAM	1,500
TAYLOR	\$5,500
DAFFORN	\$3,500
KUMFER	\$750
KOEHLINGER	\$3,850

- ① Airport Owned
- ② State Owned Perpetual Easement
- ③ Privately Owned (26A- W/House)
- ④ Available for purchase (36A W/House)

NO.	REVISIONS	BY	APP	DATE
PROPERTY MAP				
BAER FIELD				
FORT WAYNE, INDIANA				
W A DARLING & ASSOCIATES				
FORT WAYNE, INDIANA				
				5/25/70



LEGAL DESCRIPTION
2.020 acre tract
1835 Lumbar Street

1/4 of the Northwest Quarter of Section 7, Township 38 North, Range 11 East of the Second Principle Meridian, Allen County, Indiana, more particularly described as follows:

Beginning at a 1/2" steel rebar at the intersection of the East right-of-way line of Lumbar Street with the North right-of-way line of Reynolds Street as now established in the City of Fort Wayne, Indiana; thence North 89 degrees 40 minutes 47 seconds East, a distance of 303.10 feet (305 feet deed) along said North right-of-way line to a 1/2" steel rebar; thence North 01 degrees 01 minutes 29 seconds East, a distance of 285.66 to a 5/8" steel rebar set on the South right-of-way line of Molitor Street; thence North 88 degrees 30 minutes 00 seconds West, a distance of 302.69 feet (302.5 feet deed) along said South right-of-way line to a 5/8" steel rebar set west of a concrete retaining wall on the East right-of-way line of said Lumbar Street; thence South 01 degrees 05 minutes 25 seconds West, a distance of 345.30 feet along said East right-of-way line to the Point of Beginning containing 2.020 acres more or less, subject to easements of record.

TOGETHER WITH:

Lot 25 in Roy's Addition to East Wayne
Lot 36 in Roy's Addition to East Wayne
Lot 35 in Roy's Addition to East Wayne
and The West 14 feet of Lot 34 in Roy's Addition to East Wayne all in the City of Fort Wayne, Indiana, according to the Plat thereof recorded in the Office of the Recorder of Allen County, Indiana.

Surveyor's Report

A 2.020 acre tract in the NE 1/4 of Sec 7, T38N, R13E, Allen County, IN TOGETHER
Lots 25, 36, 35, & the West 14' of Lot 34 all in Roy's Addition to East Wayne in the City of Fort Wayne, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 29 of the Indiana Administrative Code, the following report is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of:

- a. Variances in the reference monuments;
- b. Discrepancies in the record descriptions and plats;
- c. Inconsistencies in lines of occupation;
- d. Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty due to random errors in measurement of the corners of this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

The survey of the 2.020 acre tract is a resurvey of the same parcel surveyed by Keith E. Moody and dated August 23, 1977.

The two monuments located on the south line of this tract are believed to be original monuments called for on the earlier 1977 survey were used to establish and monument the two northerly corners of this 2.020 acre tract. The 5/8" steel rebar set at the Northwest corner of this tract, was placed 0.19 feet West of its original location so as not to conflict with a concrete retaining wall (which did not exist during the earlier 1977 survey) and to better agree with the east right-of-way line of Lumbar Street.

Recorded dimensions that were in agreement with the earlier 1977 survey and angles given on the earlier 1977 survey were used to establish and monument the two northerly corners of this 2.020 acre tract. The 5/8" steel rebar set at the Northwest corner of this tract, was placed 0.19 feet West of its original location so as not to conflict with a concrete retaining wall (which did not exist during the earlier 1977 survey) and to better agree with the east right-of-way line of Lumbar Street.

Lots 25, 36, 35, and the west 14' of Lot 34 were found monumented as noted on the survey.

Shortages in measured distances compared to platted dimensions, exist in the overall block, which shorten the widths of the north/south 14' alley and Lot 35 and the south end of Lot 25, very slightly.

As a result of the above findings it is my opinion that the uncertainties in the locations of the lines and corners of this surveyed parcel are as follows:

- Due to Variances in reference monuments 3.09' in an e/w direction on the north lines of Lots 35, 36 & the adjoining 14' alley
- 1.18' in an e/w direction on the south lines of Lots 35, 36 & the adjoining 14' alley
- Due to Discrepancies in the record description: 2.83' in an e/w direction on the south lines of Lots 25 & the adjoining 14' alley
- Due to Inconsistencies in lines of occupation: None

This property is within Zone "X" (areas determined to be outside the 50-year flood plain) as defined by the FIRN (Flood Insurance Rate Map) for the City of Fort Wayne, IN, Community No. 180003, Panel No. 0280 D, dated September 28, 1990.

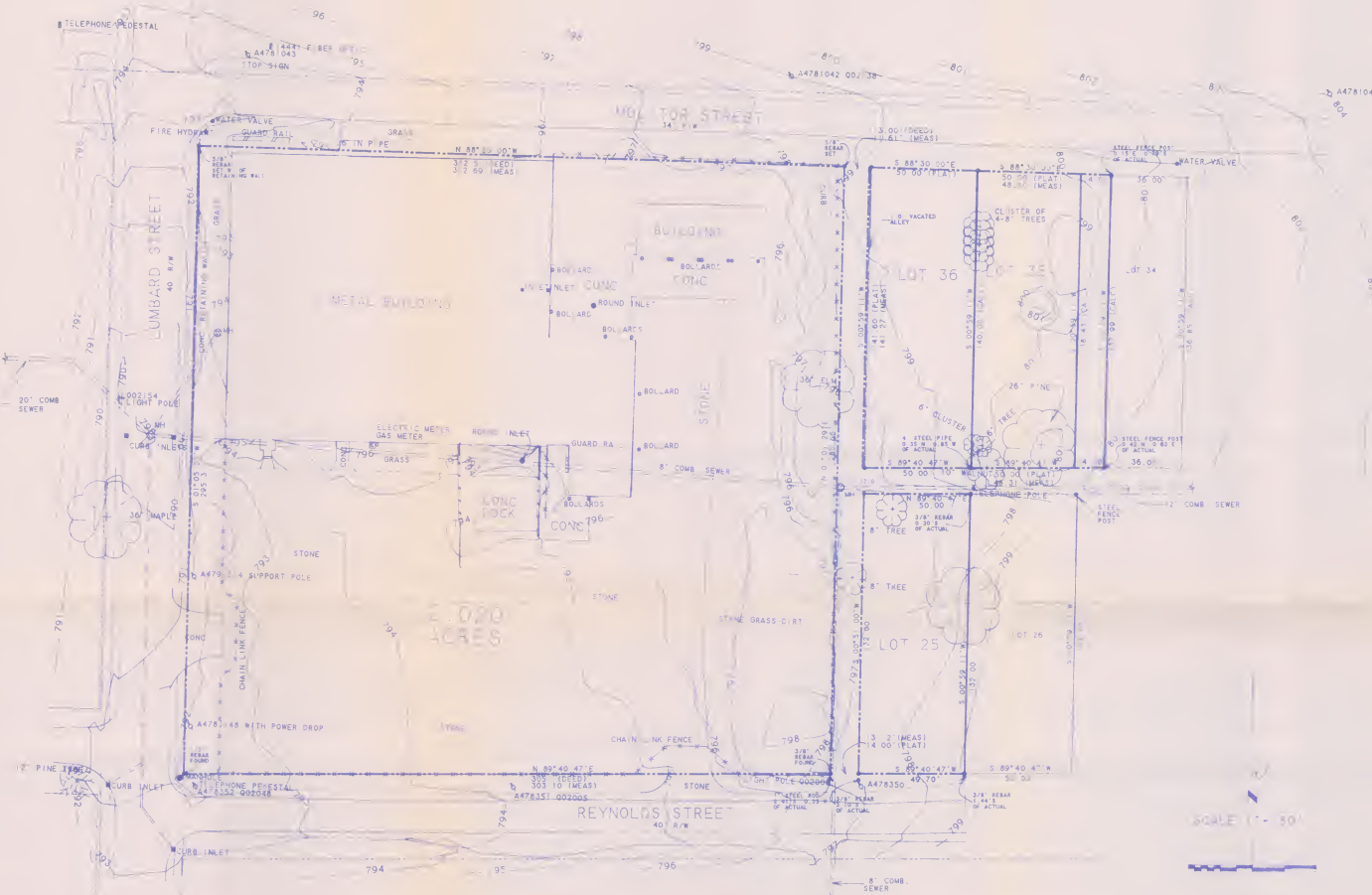
The undersigned hereby certifies that he is a Land Surveyor licensed in compliance with the laws of the State of Indiana that this Plat correctly represents a survey completed by him on November 4, 1994; that all markers shown actually exist; and that their locations, size, type and material are accurately shown.

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted by myself in accordance with Title 865 IAC 1-12-1 thru 29.

Richard K. Karst
Richard K. Karst, P.E., No. 2-0561



RK Jones & Associates	
725 Water Street Phone # (219) 426-3336	
Ft. Wayne, IN 46802 Fax # same	
Date: NOV. 1, 1994	File: LUMBAR
PEDDEN COMPOSITES, INC.	
Surveyor: CHW/KAI CAD Operator: CHW/KAI	
Drawing # 94WA100	



LEGAL DESCRIPTION

2.020 acre tract
1415 Lombard Street

all of the Northwest Quarter of Section 7, Township 30 North, Range 3 East, of the Second Principle Meridian, Allen County, Indiana, more particularly described as follows:

Beginning at a 1/2" steel rebar at the intersection of the East right-of-way line of Lombard Street with the North right-of-way line of Reynolds Street as now established in the City of Fort Wayne, Indiana; thence North 89 degrees 40 minutes 47 seconds East, a distance of 303.10 feet (305 feet deed) along said North right-of-way line to a 5/8" steel rebar; thence North 01 minutes 29 seconds East, a distance of 2.66 to a 5/8" steel rebar set on the South right-of-way line of Hollister Street; thence North 88 degrees 30 minutes 00 seconds West, a distance of 302.69 feet (302.5 feet deed) along said North right-of-way line to a 5/8" steel rebar set west of a concrete retaining wall on the East right-of-way line of said Lombard Street; thence South 01 degrees 05 minutes 25 seconds West, a distance of 25.30 feet along said East right-of-way line to the Point of Beginning containing 2.020 acres more or less subject to easements of record.

TOGETHER WITH:

Lot 25 in Roy's Addition to East Wayne
Lot 36 in Roy's Addition to East Wayne
Lot 35 in Roy's Addition to East Wayne
and the West 14' of Lot 34 in Roy's Addition to East Wayne all in the City of Fort Wayne, Indiana, according to the Plat thereof recorded in the Office of the Recorder of Allen County, Indiana.

Surveyor's Report

A 2.020 acre tract in the NE 1/4 of Sec 7, T30N, R13E, Allen County, IN
TOGETHER WITH:
Lots 25, 36, 35, & the West 14' of Lot 34 all in Roy's Addition to East Wayne in the City of Fort Wayne, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 29 of the Indiana Administrative Code, the following report is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of:

- Variances in the reference monuments;
- Discrepancies in the record descriptions and plats;
- Inconsistencies in lines of occupation;
- Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty due to random errors in measurement of the corners of this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

The survey of the 2.020 acre tract is a resurvey of the same parcel surveyed by Keith E. Moody and dated August 23, 1977.

The two monuments located on the south line of this tract are believed to be original monuments called for on the earlier 1977 survey. The deed dimension given for this south line is 305 feet but the earlier 1977 survey calls for a dimension of 303 feet on this south line which is nearly in agreement with the 303.10 feet distance measured on this south line.

Recorded dimensions that were in agreement with the earlier 1977 survey and angles given on the earlier 1977 survey were used to establish and monument the two northerly corners of this 2.020 acre tract. The 5/8" steel rebar set at the northwest corner of this tract, was placed 0.19 feet West of its original location so as not to conflict with a concrete retaining wall (which did not exist during the earlier 1977 survey) and to better agree with the east right-of-way line of Lombard Street.

Lots 25, 36, 35, and the west 14' of Lot 34 were found monumented as noted on the survey.

Shortages in measured distances compared to platted dimensions, exist in the overall block, which shorten the widths of the north/south 14' alley and Lot 35 and the south end of Lot 25, very slightly.

As a result of the above findings, it is my opinion that the uncertainties in the locations of the lines and corners of this surveyed parcel are as follows:

- | | |
|---|-----------------|
| Due to Variances in reference monuments | 3.09' in an e/w |
| direction on the north lines of Lots 35, 36 & the adjoining 14' alley | 2.83' in an e/w |
| direction on the south lines of Lots 35, 36 & the adjoining 14' alley | 1.18' in an e/w |
| Due to Discrepancies in the record description: | None |
| Due to Inconsistencies in lines of occupation: | None |

This property is within Zone "X" (areas determined to be outside the 500-year flood plain) as defined by the FIRN (Flood Insurance Rate Map) for the City of Fort Wayne, IN, Community No. 180003 Panel No. 0260 D, dated September 28, 1990.

The undersigned hereby certifies that he is a Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this Plat correctly represents a survey completed by him on November 4, 1994; that all markers shown actually exist; and that their locations, size, type and material are accurately shown.

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted by myself in accordance with Title 865 IAC 1-12-1 thru 29.

Richard K. Karst

Richard K. Karst P.L.S. No. 2-0561



R.K. Karst & Associates	
725 Polkman St. Phone # (219) 426-3336	
Fort Wayne, IN 46802 Fax # same	
Date, NOV 1, 1994	File, LUMBARD
PEDDEN COMPOSITES, INC.	
Surveyor, CHM/KAI	CAD Operator, CHM/KAI
Drawing #	94WA100

LEGAL DESCRIPTION
2.020 acre tract
1615 Lombard Street

Part of the Northwest Quarter of Section 7, Township 30 North, Range 13 East of the Second Principle Meridian, Allen County, Indiana, more particularly described as follows:

Beginning at a 1/2" steel rebar the intersection of the East right-of-way line of Lombard Street with the North right-of-way line of Reynolds Street as now established in the City of Fort Wayne, Indiana; thence North 89 degrees 40 minutes 47 seconds East, a distance of 303.10 feet (305 feet deed); along said North right-of-way line to a 3/8" steel rebar; thence North 01 degrees 01 minutes 29 seconds East, a distance of 285.66 to a 5/8" steel rebar set on the South right-of-way line of Molitor Street; thence North 88 degrees 30 minutes 00 seconds West, a distance of 302.69 feet (302.5 feet deed) along said South right-of-way line to a 5/8" steel rebar set west of a concrete retaining wall on the East right-of-way line of said Lombard Street; thence South 01 degrees 05 minutes 25 seconds West, a distance of 255.30 feet along said East right-of-way line to the Point Of Beginning containing 2.020 acres more or less, subject to easements of record.

TOGETHER WITH:

Lot 25 in Roy's Addition to East Wayne
Lot 36 in Roy's Addition to East Wayne
Lot 35 in Roy's Addition to East Wayne
and The West 14 feet of Lot 34 in Roy's Addition to East Wayne, all in the City of Fort Wayne, Indiana, according to the Plat thereof recorded in the Office of the Recorder of Allen County, Indiana.

Surveyor's Report

A 2.020 acre tract in the NE 1/4 of Sec 7, T30N, R13E, Allen County, IN TOGETHER WITH:
Lots 25, 36, 35, & the West 14' of Lot 34 all in Roy's Addition to East Wayne in the City of Fort Wayne, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 29 of the Indiana Administrative Code, the following report is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of:

- Variances in the reference monuments;
- Discrepancies in the record descriptions and plats;
- Inconsistencies in lines of occupation;
- Random Errors in Measurement (Theoretical Uncertainty);

The Theoretical Uncertainty due to random errors in measurement of the corners of this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

The survey of the 2.020 acre tract, is a resurvey of the same parcel surveyed by Keith E. Moody and dated August 23, 1977.

The two monuments located on the south line of this tract are believed to be original monuments called for on the earlier 1977 survey. The deed dimension given for this south line is 305 feet but the earlier 1977 survey calls for a dimension of 303 feet on this south line which is nearly in agreement with the 303.10 feet distance measured on this south line.

Recorded dimensions, that were in agreement with the earlier 1977 survey, and angles given on the earlier 1977 survey were used to establish and monument the two northerly corners of this 2.020 acre tract. The 5/8" steel rebar set at the Northwest corner of this tract, was placed 0.19 feet West of its original location so as not to conflict with a concrete retaining wall (which did not exist during the earlier 1977 survey) and to better agree with the east right-of-way line of Lombard Street.

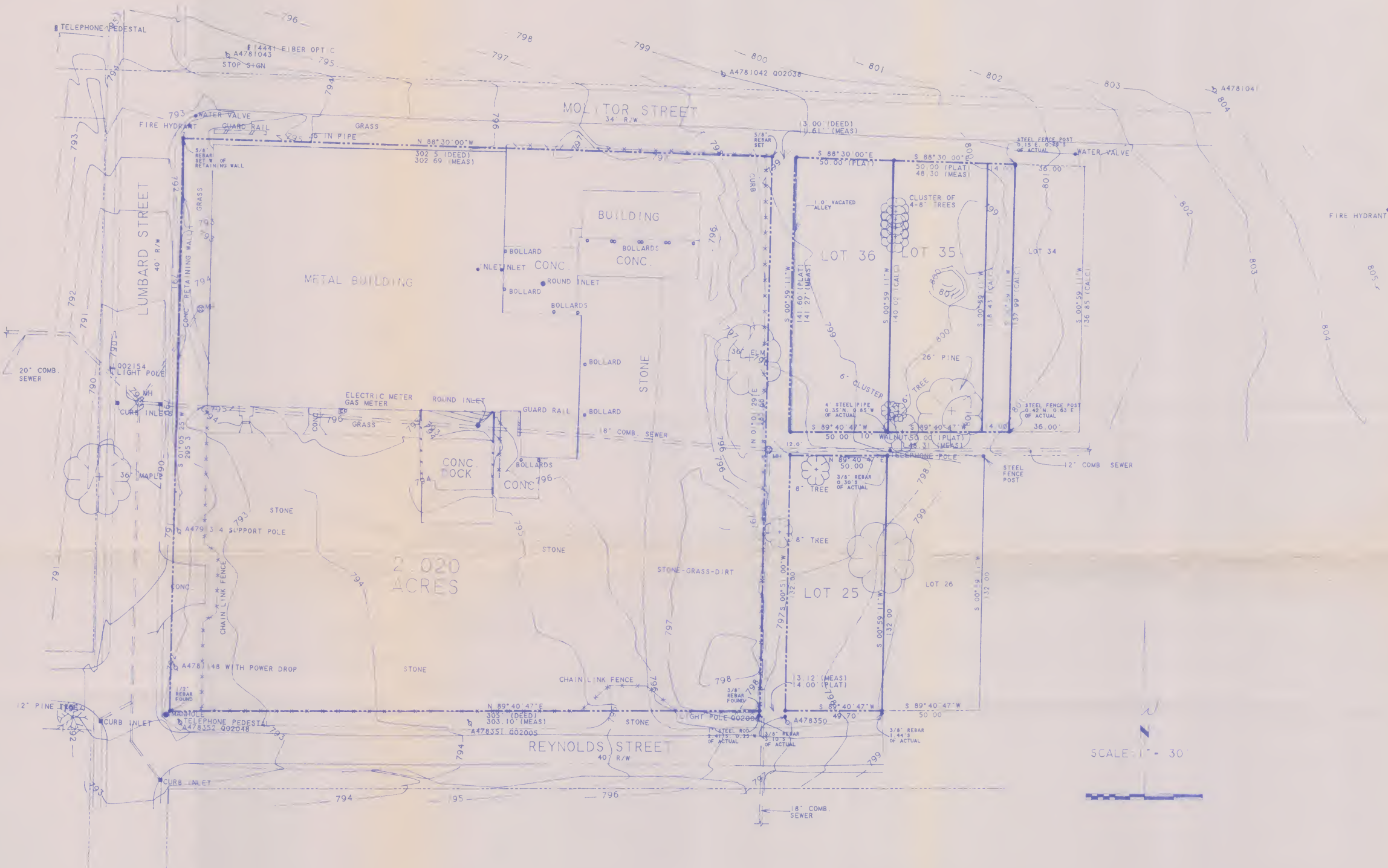
Lots 25, 36, 35, and the west 14' of lot 34 were found monumented as noted on the survey.

Shortages in measured distances compared to platted dimensions, exist in the overall block, which shorten the widths of the north/south 14' alley and Lot 35 and the south end of Lot 25, very slightly.

As a result of the above findings, it is my opinion that the uncertainties in the locations of the lines and corners of this surveyed parcel are as follows:

Due to Variances in reference monuments:	3.09' in an e/w
direction on the north lines of Lots 35, 36 & the adjoining 14' alley	2.83' in an e/w
direction on the south lines of Lots 35, 36 & the adjoining 14' alley	1.18' in an e/w
direction on the south lines of Lots 25, & the adjoining 14' alley	1.18' in an e/w
Due to Discrepancies in the record description:	None
Due to Inconsistencies in lines of occupation:	None

This property is within Zone "X" (areas determined to be outside the 500-year flood plain) as defined by the FIRM (Flood Insurance Rate Map) for the City of Fort Wayne, IN, Community No. 180003, Panel No. 0280 D, dated September 28, 1990.



The undersigned hereby certifies that he is a Land Surveyor licensed in compliance with the laws of the State of Indiana; that this Plat correctly represents a survey completed by him on November 4, 1994; that all markers shown actually exist; and that their locations, size, type and material are accurately shown.

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted by myself in accordance with Title 865 IAC 1-12-1 thru 29.

Richard K. Karst
Richard K. Karst, R.L.S. No. S-0561



RK Karst & Associates	
725 Fulton St. Phone # (219) 426-3336	
Ft. Wayne, IN. 46802 Fax # same	
Date: NOV 1 1994	File: LUMBARD
PEDDEN COMPOSITES, INC	
Surveyor: CWM/KAI CAD Operator: CWM/KAI	
Drawing # 94WA100	

beginning at a 1/2" steel rebar at the intersection of the East right-of-way line of Lumbard Street with the North right-of-way line of Reynolds Street as now established in the City of Fort Wayne, Indiana; thence North 89 degrees 40 minutes 47 seconds East, a distance of 303.10 feet (305 feet deed) along said North right-of-way line to a 3/8" steel rebar; thence North 01 degrees 01 minutes 29 seconds East, a distance of 285.66 to a 5/8" steel rebar set on the South right-of-way line of Molitor Street; thence North 88 degrees 30 minutes 00 seconds West, a distance of 302.69 feet (302.5 feet deed) along said South right-of-way line to a 5/8" steel rebar set west of a concrete retaining wall on the East right-of-way line of said Lumbard Street; thence South 01 degrees 01 minutes 25 seconds West, a distance of 295.30 feet along said East right-of-way line to the Point of Beginning containing 2.020 acres more or less, subject to easements of record.

TOGETHER WITH:

Lot 25 in Roy's Addition to East Wayne
Lot 36 in Roy's Addition to East Wayne
Lot 35 in Roy's Addition to East Wayne
and The West 14 feet of Lot 34 in Roy's Addition to East Wayne, all in
the City of Fort Wayne, Indiana, according to the Plat thereof
recorded in the Office of the Recorder of Allen County, Indiana.

Surveyor's Report

A 2.020 acre tract in the NE 1/4 of Sec 7, T30N, R13E, Allen County, IN
TOGETHER WITH:
Lots 25, 36, 35, & the West 14' of Lot 34 all in Roy's Addition to East
Wayne in the City of Fort Wayne, Indiana.

in accordance with Title 865, Article 1, Rule 12, Section 1 through 29 of the Indiana Administrative Code, the following report is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in the record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random Errors in Measurement (Theoretical Uncertainty).

The Theoretical Uncertainty due to random errors in measurement of the corners of this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

The survey of the 2.020 acre tract, is a resurvey of the same parcel surveyed by Keith E. Moody and dated August 23, 1977.

The two monuments located on the south line of this tract are believed to be original monuments called for on the earlier 1977 survey. The deed dimension given for this south line is 305 feet but the earlier 1977 survey calls for a dimension of 303 feet on this south line which is nearly in agreement with the 303.10 feet distance measured on this south line.

Recorded dimensions, that were in agreement with the earlier 1977 survey, and angles given on the earlier 1977 survey were used to establish and maintain the two northerly corners of this 2.020 acre tract. The 5/8" steel rebar set at the northern corner of this tract, was placed 0.19 feet West of its original location, so as to conflict with a concrete retaining wall (which did not exist during the earlier 1977 survey) and to better agree with the east right-of-way line of Lumbard Street.

Lots 25, 36, 35, and the west 14' of lot 34 were found monumented as noted on the survey.

Shortages in measured distances compared to platted dimensions, exist in the overall block, which shorten the widths of the north/south 14' alley and Lot 35 and the south end of Lot 25, very slightly.

As a result of the above findings, it is my opinion that the uncertainties in the locations of the lines and corners of this surveyed parcel are as follows:

Surveyed parcel are as follows:

Due to Variances in reference monuments:	3.09' in an e/w
direction on the north lines of Lots 35, 36 & the adjoining 14' alley	
	2.83' in an e/w
direction on the south lines of Lots 35, 36 & the adjoining 14' alley	
	1.18' in an e/w
direction on the south lines of Lots 25, & the adjoining 14' alley	
Due to Discrepancies in the record description:	None
Due to Inconsistencies in lines of occupation:	None

This property is within Zone "X" (areas determined to be outside the 500-year flood plain) as defined by the FIRM (Flood Insurance Rate Map) for the City of Fort Wayne, IN, Community No. 180003, Panel No. 0280 D, dated September 28, 1990.

The undersigned hereby certifies that he is a Land Surveyor licensed in compliance with the laws of the State of Indiana; that this Plat correctly represents a survey completed by him on November 4, 1994; that all markers shown actually exist; and that their locations, size, type and material are accurately shown.

I hereby certify that to the best of my knowlege and belief this plat represents a survey conducted by myself in accordance with Title 865 IAC 1-12-1 thru 29.

Richard K. Karst



RK Kerst & Associates 725 Fulton St. Phone # (219) 426-3333 Ft. Wayne, IN. 46802 Fax # same	
Date: NOV 1, 1994	File: LUMBAR
PEDDEN COMPOSITES, INC.	
Surveyor CWM/KAI CAD Operator CWM/KAI	
	Drawing # 94WA101